

Formula Time
Solicitor (Buyer/Seller)

AGREEMENT
Incorporating the Standard Commercial Property Conditions (Third Edition – 2018 Revision)

Agreement date : 2024

Seller : Cramar Leisure Limited (Company registration number: 03683781) whose registered office is at The Parlour, Stonehouse Lane, Bringsty, Worcestershire WR6 5TG

Buyer :

Property : ALL THAT freehold property situate and forming part of the land known as Wheelwright Arms, Pencombe, Bromyard HR7 4RN all which Property is registered at HM Land Registry with title absolute

Title Number : HE33084

Incumbrances on the Property : All matters contained mentioned or referred to in the Office Copy entries dated 25th March 2024 at 12:01:15 with the exception of financial charges

Title Guarantee : Full title guarantee

Completion Date : 2024

Contract Rate : The Law Society's Rate

Purchase Price : £

Deposit : £

Amount payable for chattels : £

Balance : £

The Seller will sell and the Buyer will buy the Property for the purchase price.
The Agreement continues on the next page.

Warning

This is a formal document designed to create legal obligations. Take advice before using it

SIGNED

Seller/Buyer

SPECIAL CONDITIONS OF SALE

1. Definitions and Interpretation

In these Conditions:

- 1.1 “the Auctioneer” means Sidney Phillips Limited;
- 1.2 “the Buyer” means the person who submits the highest bid accepted by the Auctioneer;
- 1.3 “the Buyer’s Solicitors” means the solicitors instructed to act for the Buyer on the purchase of the Property;
- 1.4 “the Completion Date” means the day of 2024
- 1.5 “the Contract Rate” means The Law Society rate;
- 1.6 “the Documents” means the documents (if any) particulars of which are set out in the schedule;
- 1.7 “the General Conditions” means the Standard Commeical Property Conditions (Third Edition – 2018 Revision);
- 1.8 “the Particulars” means the particulars of sale annexed to these Conditions;
- 1.9 “the Property” means the property described in the Particulars;
- 1.10 “the Purchase Price” means the amount of the successful bid;
- 1.11 “the Seller” means Cramar Leisure Limited;
- 1.12 “the Seller’s Solicitors” means Gabbs Solicitors of 14 Broad Street Hereford HR4 9AP;
- 1.13 References to a “Working Day” are references to any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory bank holiday;
- 1.14 Where the context so admits, the expressions “the Seller and “the Buyer” includes the personal representatives of the Seller and the Buyer and “the Buyer” shall include any successors in title of the Buyer;
- 1.15 Words importing one gender shall be construed as importing the other gender
- 1.16 Words importing the singular shall be construed as importing the plural and vice versa;
- 1.17 Words importing persons shall be construed as importing a corporate body and/or a partnership and vice versa;

- 1.18 Where any party comprises more than one person, the obligations and liabilities of that party under these Conditions shall be joint and several obligations and liabilities of those persons;
- 1.19 The clause headings do not form part of these Conditions and shall not be taken into account in its construction or interpretation;
- 1.20 Any reference to a clause, paragraph or schedule is to one in these Conditions so numbered.

2. Memorandum

The Buyer shall at the close of the sale sign a memorandum in the form annexed to these Conditions.

3. Deposit

- 3.1 The Buyer shall at the close of the sale pay a deposit of 10% of the Purchase Price to the Seller's Solicitors as stakeholders for the Seller.
- 3.2 The deposit may be paid by such method as the Selling Agents shall in their discretion accept, and the Buyer shall produce such evidence as the Auctioneer may reasonably require of his identity and credit worthiness, and if the deposit is paid otherwise than in cash, that his instrument of payment will be honoured.
- 3.3 If the instrument of payment of the deposit is not honoured on first presentation, the Seller shall have to option:
 - 3.3.1 of rescinding the sale; or
 - 3.3.2 of affirming the sale;and if the Seller affirms the sale, the Seller may either;
 - 3.3.3 determine the contract and forfeit the deposit, which shall remain due to the Seller and in addition the Buyer will remain liable on his instrument of payment or;
 - 3.3.4 seek specific performance of the sale.

4. Completion

Completion of the sale and purchase and payment of the balance of the Purchase Price shall take place on the Completion Date at the offices of the Seller's Solicitors or where they may reasonably direct.

5. Title Guarantee

The Seller sells with full title guarantee.

6. Possession

The Property is sold subject to the Tenancy dated 31st March 2023 made between (1) Cramar Leisure Limited and (2) Robert Leslie William James.

7. Title

Title to the Property has been deduced within the auction pack, being the evidence of title referred to in general condition 4.1 having been available for inspection during normal office hours at the offices of the Auctioneer and the Seller's Solicitors for a period of at least 3 days prior to the date of the auction, the Buyer (whether or not he has inspected it) shall be deemed to purchase with full knowledge of the title in all respect and shall not raise any requisition or make any objection in relation to the title.

8. Incumbrances

- 8.1 The transfer to the Buyer shall be in the form of the annexed drafts prepared by the Seller's Solicitors.
- 8.2 The Property is sold subject to and (where appropriate) with the benefit of the rights, exceptions, reservations, covenants, restrictions and other matters (if any) referred to in the draft transfer, together with the Tenancy at Will.
- 8.3 A copy of such draft transfer having been available for inspection during normal office hours at the office of the Seller's Solicitors for a period of at least 3 days prior to the date of the auction, the Buyer (whether or not he has inspected them) shall be deemed to purchase with full notice and knowledge of their contents and shall not raise any requisition or make any objection in relation to them, and such notice shall not be affected by any partial, incomplete or inaccurate statement as to the contents of them in the Particulars or these Conditions.
- 8.4 The transfer shall be engrossed in duplicate by the Seller's Solicitors and the engrossments shall be executed by the Buyer before the Completion Date.
- 8.5 On the Completion Date in addition to the Purchase Price the Buyer shall pay:
- 8.5.1 The sum of £475.58 being the costs for the reimbursement of the searches.
 - 8.5.2 The sum of £21.60 being the cost for the Office Copy Entries and file Plan.
 - 8.5.3 The sum of £1,300 plus VAT being the costs for the reimbursement of the Seller's solicitors' fees.

9. Other matters affecting the Property

There will be added to General Condition 3.1.2 the following:

- 9.1 all local land charges, whether or not registered before the date of the auction, and all matters capable of registration as local land charges, whether or not actually so registered.
- 9.2 all notices served and orders, demands, proposals or requirements made by any local, public or other competent authority, whether before or after the date of the auction;
- 9.3 all actual or proposed charges, notices, orders, restrictions, agreements, conditions, contraventions or other matters arising under the enactments relating to town and country planning and environmental law;
- 9.4 all easements, quasi-easements, rights exceptions or other similar matters, whether or not apparent on inspection or disclosed in the Particulars or in any of the documents referred to in these Conditions;
- 9.5 all matters which unregistered interests which override registered dispositions under the Land Registration Act 2002 Schedule 3.

10. Disclaimer

The Buyer admits that:

- 10.1 he has inspected the Property and purchases it with full knowledge of its actual state and condition and shall take the Property as it stands;
- 10.2 he agrees to purchase the Property solely as a result of his own inspection and on the basis of the terms of these Conditions and not in reliance upon any representation or warranty written or oral or implied made by or on behalf of the Seller (save for any representation or warranty contained in written replies given by the Seller's Solicitors to any written preliminary enquiries raised by the Buyer's Solicitors);
- 10.3 the replies referred to in clause 10.2 do not constitute a representation that the Seller has made such investigation as could reasonably be expected to be made by or under the guidance of a prudent conveyancer;
- 10.4 the Particulars, these Conditions and the memorandum of sale together comprise the entire agreement between the parties.

11. Incorporation of general conditions of sale

- 11.1 The General Conditions shall apply to the sale and are incorporated in it so far as they are applicable to a sale by auction and are not varied by or inconsistent with these Conditions.

11.2 The auction is subject to a reserve price, and the Seller reserves the right, through the Auctioneer, to bid up to the reserve price.

12. Restriction on assignment

12.1 The agreement created by the Particulars, these Conditions and the memorandum of sale is personal to the Buyer and is not capable of being assigned, charged or mortgaged.

12.2 The Seller shall not be required to transfer the Property:

12.2.1 to anyone other than the Buyer;

12.2.2 except by one transfer of the Property as a whole at the Purchase Price.

13. Merger on completion

The provisions of these Conditions shall not merge on completion of the transfer of the Property so far as they remain to be performed.

14. VAT provision

14.1 The Seller and the Buyer intend that the sale and transfer of the Property in accordance with the terms of this Agreement will constitute the transfer of a business or part of a business as a going concern pursuant to section 49(1) of the Value Added Tax Act 1994 (VATA 1994) and article 5 of the Value Added Tax (Special Provisions) Order 1995, SI 1995/1268, so that the transfer of the Property is properly regarded as neither a supply of goods nor a supply of services for the purposes of VAT.

14.2 The Seller warrants and undertakes that:

- a) it, or the representative member of the VAT group to which the Seller belongs is duly registered for the purposes of VAT and it will not cause or permit such registration to be cancelled on or before Completion;
- b) it, or the representative member of the VAT group to which the Seller belongs, has made a valid option to tax in relation to the Property pursuant to VATA 1994, Sch 10 or the Property is a new or uncompleted freehold commercial building or civil engineering work to which VATA 1994, item 1(a) of group 1 of Sch 9 applies;
- c) the Seller will not revoke and will not cause or permit that option to tax to be revoked on or before Completion; and
- d) the Property and no part of it constitutes a capital item for the purposes of Part XV of the Value Added Tax Regulations 1995.

14.3 The Buyer warrants and undertakes that:

- a) it, or the representative member of the VAT group to which the Buyer belongs, is registered for VAT and will, no later than five working days before Completion, provide the Seller with sufficient evidence of its registration and that the Buyer will not cause or permit that registration to be cancelled on or before Completion;
- b) it, or the representative member of the VAT group to which the Buyer belongs, has made or will before Completion make a valid option to tax pursuant to VATA 1994, Sch 10 in relation to the Property and it has notified or will notify that option in writing to HMRC and the Buyer will no later than five working days before Completion provide the Seller with a copy of its notification to HMRC and evidence to the reasonable satisfaction of the Seller that the option has been validly notified to HMRC;
- c) the Buyer will not revoke and will not cause or permit that option to tax to be revoked on or before Completion;

14.4 the Buyer hereby notifies the Seller that, in relation to the Property, Article 5(2B) of the Value Added Tax (Special Provisions) Order 1995, SI 1995/1268, does not apply to the Buyer;

14.5 the Buyer will continue to use the Property after Completion in the same property letting business as that carried on by the Seller on and before Completion;

14.6 the Buyer is buying the Property as beneficial owner and not as nominee or in any other representative capacity for any other person or persons.

14.7 The Seller and the Buyer do not intend to make a joint application to HMRC (under Regulation 6(1)(d) of the VAT Regulations 1995, SI 1995/2518) for the Buyer to be registered for VAT under the Seller's VAT registration number.

14.8 The Seller shall:

- a) preserve the VAT Records in the United Kingdom for such period as may be required by law and permit the Buyer reasonable access during normal business hours to such VAT Records and to inspect or make copies of them at the Buyer's expense; and
- b) not at any time cease to preserve the VAT Records without giving the Buyer a reasonable opportunity to inspect and remove such of the VAT Records as the Buyer may decide.

14.9 If on Completion the Buyer, or the representative member of the VAT group to which the Buyer belongs is not validly registered for VAT or has failed in any respect to comply with its warranties and undertakings given in this clause 14 then the Buyer must on Completion pay to the Seller's solicitors an amount equal to the VAT on the Price.

14.10 If after Completion HM Revenue & Customs consider that the sale and transfer of the Property is not the transfer of a business or part of a business as a going concern and confirm that VAT is payable on the Price or any part of it then the Buyer must within 5 working days of written request given by the Seller pay to the Seller an amount equal to the VAT required to have been paid to HM Revenue & Customs together with any interest, penalty or surcharge demanded by HM Revenue & Customs in relation to the sale and transfer of the Property.

14.11 If the Buyer fails to pay any amount in respect of VAT when due to be paid to the Seller under this contract the Buyer must in addition pay interest at 4% above the base rate of National Westminster Bank plc from and including the date on which the payment became due until and including the date of actual payment to the Seller.

14.12 If the Buyer performs any act or omits to do anything in breach of this contract as a direct or indirect result of which HM Revenue & Customs impose any interest, penalty or surcharge on the Seller then the Buyer must on demand pay to the Seller an amount equal to that interest, penalty or surcharge together with an amount equal to any costs incurred by the Seller in connection with it.

15. Contracts (Rights of Third Parties) Act 1999

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is agreed that nothing in the agreement created by the Particulars, these Conditions and the memorandum of sale shall confer on any third party any right to enforce or any benefit of any term of the agreement.

16. Severance

16.1 Whilst the terms and provisions of the agreement created by the Particulars, these Conditions and the memorandum of sale are considered by the parties to be reasonable in all the circumstances, if any one or more should for any reason be held to extend beyond the limits permitted by the law governing this Agreement, then such terms or provisions are to be varied with the minimum modifications necessary so as to make them valid and effective.

16.2 The invalidity, illegality or unenforceability of any term or provision of the agreement created by the Particulars, these Conditions and the memorandum of sale shall not affect or impair the continuation in force of the remainder of the agreement.

SCHEDULE

Documents

Transfer Deed
Deed of Assignment of Goodwill

MEMORANDUM

I/We
of

acknowledge that I/we have today purchased the Property described in the attached Particulars of Sale at the price mentioned below and have paid to Gabbs Solicitors Limited the deposit as mentioned below as stakeholders for the Seller.

I/We agree to pay the balance of the purchase money and to complete the purchase in accordance with the attached Conditions.

Date:

Purchase Price	£
Less Deposit paid	£
Balance payable	£

As Solicitors for the Seller we, Gabbs Solicitors Limited confirm the sale and as stakeholder for the Seller acknowledge receipt of the deposit.

Gabbs Solicitors Limited
14 Broad Street
Hereford
HR4 9AP

Reference: HXD/625950/31/CRAMAR

Seller's Solicitors: Gabbs Solicitors Limited 14 Broad Street Hereford HR4 9AP

Buyer's Solicitors:

HM Land Registry
Transfer of whole of registered title(s)

TR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1 Title number(s) of the property: HE33084
2 Property: Wheelwright Arms, Pencombe, Bromyard HR7 4RN
3 Date:
4 Transferor: Cramar Leisure Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 03683781 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5 Transferee for entry in the register: <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

6 Transferee's intended address(es) for service for entry in the register:

7 The transferor transfers the property to the transferee

8 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

9 The transferor transfers with

full title guarantee

limited title guarantee

10 Declaration of trust. The transferee is more than one person and

they are to hold the property on trust for themselves as joint tenants

they are to hold the property on trust for themselves as tenants in common in equal shares

they are to hold the property on trust:

11 Additional provisions

11.1 The definitions in this clause apply in this transfer:

LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994.

Tenancy: means the tenancy dated 31st March 2023 made between (1) Cramar Leisure Limited and (2) Robert Leslie William James.

11.2 The disposition effected by this transfer is subject to:

- (a) any matters discoverable by inspection of the Property before [];
- (b) any matters which the Transferor does not and could not reasonably know about;
- (c) any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into a contract for the purchase of the Property;
- (d) any matters contained or referred to in the entries or records made in registers maintained by HM Land Registry as at 25th March 2024 at 12:01:15 under title number HE33084;
- (e) any notice, order or proposal given or made by a body acting on statutory authority;
- (f) any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002;
- (g) the Tenancy; and
- (h) any matters disclosed in the documents listed in the attached Auction Pack Cover Sheet.

11.3 Notwithstanding section 6(3) of the LPMPA 1994, all matters recorded at the date of this transfer in registers open to public inspection are deemed to be within the actual knowledge of the Transferee for the purposes of section 6(2)(a) of the LPMPA 1994.

11.4 The Transferee covenants, by way of indemnity only, on the Transferees' behalf and on behalf of the Transferees successors in title, to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in the registers of title number HE33084 in so far as they are subsisting and capable of taking effect and keep the Transferor indemnified against all proceedings, costs, claims and expenses arising from any failure to do so

12 Execution

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.
WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

Executed as a deed by Cramar Leisure Limited, acting by a Director:

Signature:

in the presence of:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

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CONTRACT COPY

INVENTORY

of

Trade Furniture, Fixtures,

Fittings and Effects

To be included in the freehold sale

of

WHEELWRIGHT ARMS

PENCOMBE

BROMYARD

HEREFORDSHIRE

HR7 4RN

From: Mr & Mrs K Griffiths (Vendors)

To: (Purchaser/s)

Prepared 5 April 2024

Sidney Phillips
Chartered Surveyors
Shepherds Meadow
Eaton Bishop
Hereford HR2 9UA
Tel: 01981 250 333

www.sidneyphillips.co.uk

GROUND FLOOR

MAIN BAR

4 twin wrought iron wall light fittings with grey cylindrical shades and bulbs

4 single ditto

2 adjustable spotlights fitted to beam

Wall mounted adjustable spotlight over wall plaque

3 pairs of fawn ground floral patterned lined curtains on metal rail and ring runners

Rectangular flat screen colour television

Metal bracket with battery operated time piece "Grand Central Terminal New York"

Old adjustable decorative spanner "Carthorse Shoe"

Rectangular stone carved wall plaque re "Joseph April 4th 1769"

Rectangular pine framed cork notice panel

Old wooden pitchfork

Pair of pony aimes to beam

Shaped painted wooden coat rack with embossed steam train ornament

"U" shaped fitted pine bench seating with loose cushion seats to rear of bar

Similar "L" pine fixed wall seating with upholstered seats to front and side wall

2 pew style pine framed bench seats with matching upholstered cushion seats

14 matching loose cushions

3 27 inch square polished topped pine tables on centre pillar frame with quad feet

3 ft x 1 ft 18 inch rectangular polished mahogany topped bar table on cast iron frame with stretcher under frame

4 ft x 3 ft pine kitchen style table on turned tapering supports

Wheelwrights Arms, Pencombe, Bromyard, Herefordshire, HR7 4RN

2 ft 2 inch diameter circular polished top bar table on cast pillar support with quad feet

5 ft x 3 ft pine kitchen style table on turned tapering supports

4 ft x 2 ft rectangular polished topped bar table on screen supports

14 spindle back single bar chairs

2 Windsor style railback single chairs

4 2 ft 4 inch tall circular upholstered seat counter stools

Rectangular raised bar walk with non slip cover

BAR SERVERY

3 downlighters fitted to canopy

2 adjustable spotlight fittings

Cash register

Twin plate glass sliding door bottle cool display cabinet

Altro non slip floor covering as laid to fit

LOBBY TO TOILETS

Ceiling circular light fitting with long life bulb

3 ft 6 inch long three tier pine bookcase

Wooden framed and glazed rugby shirts "Beaumonts"

Red foam back carpet as laid to fit

LADIES TOILET

Ceiling light fitting, bulb and spherical shade

Circular plastic light shade with long life bulb

Tork paper towel dispense

Altro non slip floor covering as laid

GENTLEMEN'S TOILET

5 ft fluorescent strip light fitting and tube

Altro non slip floor covering as laid

CELLAR

6 ft fluorescent strip light fitting and tube

"Lite Hubbard" single fan electric cooler

Five tier aluminium shelving unit

Four tier metal shelving unit

Two tier metal barrel staging

LOBBY TO KITCHEN

2 fawn square formica topped tables

Pendant light fitting and bulb

KITCHEN

4 ft fluorescent strip light fitting and tube

Rectangular stainless steel preparation table with undershelf

Formica rectangular working surface on stout pine frame

Electric cooker

Quantity of pots, pans, utensils, cutlery, crockery etc

MAIN REAR KITCHEN

6 ft slim line fluorescent strip light fitting

3 square topped tables on pillar supports with quad feet mounted by a formica working surface

Range of fitted white engraved formica shelving units and working surface

Wheelwrights Arms, Pencombe, Bromyard, Herefordshire, HR7 4RN

Stainless steel extraction canopy with three filtration panels (**extractor fan belongs to outgoing tenant**)

Lincat twin table top model - electric deep fat fryer

REAR LOBBY

Pendant light fitting and long life bulb

OUTSIDE FRONT

2 shaped wrought iron brackets

Stainless steel cigarette ashtray

2 half barrel planters and content

Wooden ornamental cartwheel fitted to front elevation

Cylindrical stainless steel ash bin

OUTSIDE REAR

4 'A' frame picnic tables

CERTIFICATE

Wheelwrights Arms, Pencombe, Bromyard, Herefordshire, HR7 4RN

I/We the undersigned, having carefully perused the foregoing inventory, hereby confirm that the entire contents (with the exception of those marked) are my/our sole property, and are to be included in the sale of my/our business.

I/We authorise Sidney Phillips to prepare a Contract Copy Inventory (as amended/approved) for circulation to all parties to the contract.

Dated this day of 2024

.....

Mr K Griffiths

.....

Mrs W Griffiths

Trades Descriptions Act

The descriptions of the items enumerated in the foregoing Inventory are intended for identification purposes only.

No Warranty is given by Sidney Phillips nor can be implied that items included on this inventory are the unencumbered property of the vendor and purchasers must satisfy themselves as to ownership.

Inclusion on this inventory of any item is not necessarily an indication that such item is in serviceable order or working condition.

General Notes

Dispensing and other equipment for beers, wines and spirits not specifically mentioned remains the property of the Brewers or other suppliers in accordance with the usual custom in the licensed trade